Creating Neighborhood Districts

ISSUES IDENTIFIED

The Code SMTX process identified the following issues with the quality and type of development in our existing zoning districts.

OLD DISTRICTS

GOALS

Goals were developed based on feedback received about how to apply the Objectives in the Comprehensive Plan

NEW DISTRICTS

CODE SMTX TOOLKIT

The tools below represent a few of the new tools that have been built into Neighborhood Districts to meet the established goals.

Row 1

No limit on number of attached
No Standards for Parking
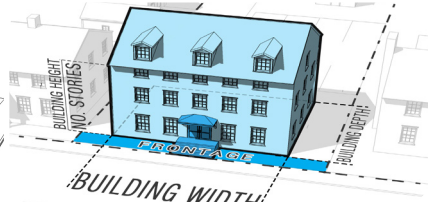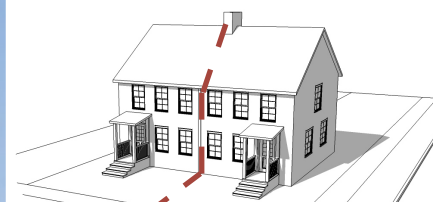**Poor options for narrow lots**
Poor options for compatibility

D PH-ZL

Duplex Patio Home

1. Encourage home ownership
2. Options for small narrow lots
3. Options for large or irregular lots
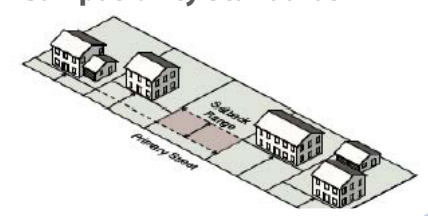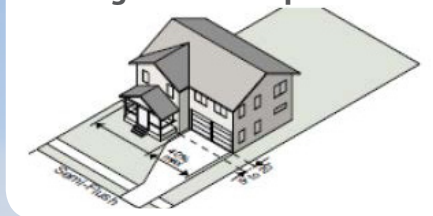4. Ensure compatibility in use and scale

ND-3

Neighborhood District -3

Limited to one unit per lot
Maximum building width
Parking location requirements
Compatibility Standards

Row 2

Inappropriate parking location
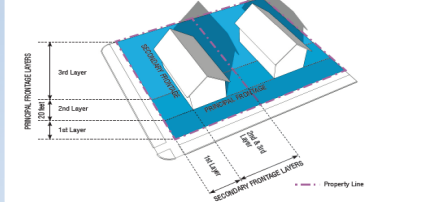**No limit to scale**
Inappropriate height limits

TH MF-12

Townhouse W Multifamily-12

1. Compatible scale of development
2. Ensure that development fits in with surrounding character
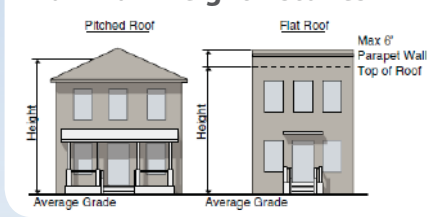3. Better development standards
4. Housing diversity and options

ND-3.5

Neighborhood District -3.5

Parking in 2nd or 3rd layer
Maximum 9 units per lot
Maximum height 2 stories

Row 3

No standards for transitions
No Standards for massing
No standards for transitions
Poor options for commercial

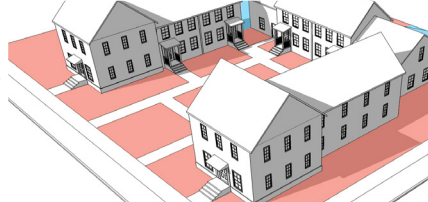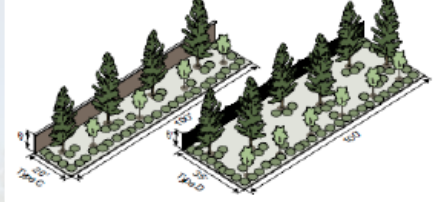**MF-18 MF-24**

Multifamily-18 Multifamily - 24

1. Limit the scale
2. Ensure that development fits in with surrounding character
3. Better development standards
4. Require compatibility

ND-4

Neighborhood District - 4

Protective Yards implemented
Courtyard at street edge
Buffers on developing lot
Limited Commercial Options